

144.0

0007

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

650,200 /

650,200

650,200 /

650,200

650,200 /

650,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		SCITUATE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KIMBALL WAYNE W	
Owner 2: CLIFFORD ELIZABETH L	
Owner 3:	

Street 1: 154 SCITUATE STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: MADAN NEEL -	
Owner 2: DAHLMANN KRISTEN -	

Street 1: 154 SCITUATE STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains 4,783 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1120 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
	water
	Sewer
	Electri
Census:	
Flood Haz:	
D	Exempt
s	
t	
	Topo
	9
	Varied
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value
101	One Family
	4783
	Sq. Ft.
	Site
	0
	80.
	1.18
	9

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description			94445
101	4783.000	199,400		450,800	650,200			Legal Description			GIS Ref
Total Card	0.110	199,400		450,800	650,200			Entered Lot Size			GIS Ref
Total Parcel	0.110	199,400		450,800	650,200			Total Land:			Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	580.54	/Parcel:	580.5		Land Unit Type:			06/16/18

PREVIOUS ASSESSMENT								Parcel ID	144.0-0007-0003.0		!11273!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	199,500	0	4,783.	450,800	650,300	650,300	Year End Roll	12/18/2019		
2019	101	FV	180,700	0	4,783.	422,600	603,300	603,300	Year End Roll	1/3/2019		
2018	101	FV	180,700	0	4,783.	349,400	530,100	530,100	Year End Roll	12/20/2017		
2017	101	FV	180,700	0	4,783.	321,200	501,900	501,900	Year End Roll	1/3/2017		
2016	101	FV	180,700	0	4,783.	293,000	473,700	473,700	Year End	1/4/2016		
2015	101	FV	176,500	0	4,783.	287,400	463,900	463,900	Year End Roll	12/11/2014		
2014	101	FV	176,500	0	4,783.	267,100	443,600	443,600	Year End Roll	12/16/2013		
2013	101	FV	176,500	0	4,783.	254,100	430,600	430,600		12/13/2012		

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif			Notes		
MADAN NEEL,	57229-190		8/1/2011		419,750	No	No						
HUVOS CHRISTOPH	40678-230		8/28/2003		400,000	No	No						
	17342-585		8/1/1986		165,000	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name		
3/7/1997	91	Manual	5,375					REBUILD WDK/DOORS				6/16/2018	Inspected	BS	Barbara S		
												5/7/2018	MEAS&NOTICE	BS	Barbara S		
												7/2/2012	Measured	JBS	JOHN S		
												11/1/2011	MLS	EMK	Ellen K		
												4/14/2009	Inspected	372	PATRIOT		
												1/27/2009	Measured	336	PATRIOT		
												1/16/2004	MLS	HC	Helen Chinal		
												1/18/2000	Inspected	276	PATRIOT		
												11/30/1999	Mailer Sent				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/



EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH																	
Type:	6 - Colonial						Full Bath		Rating:				SCUTTLE.																						
Sty Ht:	2 - 2 Story						A Bath:		Rating:																										
(Liv) Units:	1	Total: 1				3/4 Bath:		1	Rating: Average																										
Foundation:	2 - Conc. Block						A 3QBth		Rating:																										
Frame:	1 - Wood						1/2 Bath:		1	Rating: Average																									
Prime Wall:	1 - Wood Shingle						A HBth:		Rating:																										
Sec Wall:							OthrFix:		Rating:																										
Roof Struct:	3 - Gambrel						OTHER FEATURES																												
Roof Cover:	1 - Asphalt Shgl						Kits:	1	Rating: Average				1st Res Grid Desc: Line 1 # Units: 1																						
Color:	GREY						A Kits:	Rating:				Level FY LR DR D K FR RR BR FB HB L O																							
View / Desir:							Fpl:	1	Rating: Average																										
GENERAL INFORMATION												WSFlue:	Rating:		Other																				
Grade: C - Average												Upper																							
Year Blt:		1925	Eff Yr Blt:				Lvl 2																												
Alt LUC:				Alt %:		Lvl 1																													
Jurisdct:				Fact: .		Lower																													
Const Mod:																																			
Lump Sum Adj:																																			
INTERIOR INFORMATION												CONDOS INFORMATION						REMODELING						RES BREAKDOWN											
Avg Ht/FL:		STD				Location:								Exterior:		No Unit		RMS	BRS	FL															
Prim Int Wall:		2 - Plaster				Total Units:								Interior:		1		6	2	M															
Sec Int Wall:						Floor:								Additions:																					
Partition:		L - Typical				% Own:								Kitchen:																					
Prim Floors:		3 - Hardwood				Name:								Baths:																					
Sec Floors:						DEPRECIATION								Plumbing:																					
Bsmnt Flr:		12 - Concrete				Phys Cond:		AV - Average	31.		%	Electric:																							
Subfloor:						Functional:						%	Heating:																						
Bsmnt Gar:		1					Economic:				%	General:																							
Electric:		3	- Typical				Special:				%	Totals																							
Insulation:		2	- Typical				Override:				%	1		6	2																				
Int vs Ext:		S					Total:		31	%																									
Heat Fuel:		1	- Oil				CALC SUMMARY						COMPARABLE SALES																						
Heat Type:		5	- Steam				Basic \$ / SQ:		125.00							Rate		Parcel ID	Typ	Date	Sale Price														
# Heat Sys:		1					Size Adj.:		1.35000002																										
% Heated:		100					Const Adj.:		0.94962192																										
Solar HW:		NO					Adj \$ / SQ:		160.249																										
% Com Wall:						Other Features:		73500																											
						Grade Factor:		1.00																											
						NBHD Inf:		1.00000000																											
						NBHD Mod:																													
						LUC Factor:		1.00																											
						Adj Total:		288915																											
						Depreciation:		89564																											
						Depreciated Total:		199352																											
						WtAv\$/SQ:				AvRate:		Ind.Val																							
						Juris. Factor:				Before Depr:		160.25																							
						Special Features:		0		Val/Su Net:		104.40																							
						Final Total:		199400		Val/Su SzAd		178.04																							
MOBILE HOME												Make:			Model:			Serial #:			Year:			Color:											
SPEC FEATURES/YARD ITEMS												PARCEL ID 144.0-0007-0003.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten												
More: N												Total Yard Items:						Total Special Features:						Total:						AssessPro Patriot Properties, Inc					